WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056668 DEEDWARR
Recvd: 07/03/13 10:31 2 pgs
Fees:13.00 Taxes:231.25
20130703-0068778

B-JG-13-1002

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabrial Casey	Gabrial Casey and Danielle Lorton	
1002 Matthews Avenue	(NAME) 1002 Matthews Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	61-11-1-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AMANDA WILLIAMS MCMAHAN AND HUSBAND, BRADLEY LEWIS MCMAHAN, hereinafter called the Grantor(s) have bargained and sold, and by these presents do transfer and convey unto GABRIAL CASEY AND DANIELLE LORTON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 AND THE WESTERLY ONE HALF OF LOT NO. 35 ON THE MAP OF THE RESUBDIVISION OF LOTS NOS. 11 TO 17 INCLUSIVE IN I. C. MCMAHEN'S MAPLEWOOD TRACT, AS OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 34 AND PART OF LOT NO. 35 ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF MATTHEW AVENUE AND RUNS BACK BETWEEN LINES 196.4 FEET ON THE EASTERLY LINE AND 196.1 FEET, MORE OR LESS, ON THE WESTERLY TO A DEED LINE IN WHICH THEY MEASURE 79.725 FEET. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY BEING THE WEST 5 FEET OF LOT NO. 33 ON THE MAP OF THE RESUBDIVISION OF CERTAIN LOTS IN MCMAHEN'S MAPLEWOOD TRACT OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT FRONTS 5 FEET ON THE SOUTHERLY SIDE OF MATTHEW AVENUE AND RUNS BACK 196.4 FEET ON THE WEST LINE AND 197 FEET, MORE OR LESS, ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 5 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO AMANDA WILLIAMS MCMAHAN BY DEED FROM TIMOTHY C. YEAGER, UNMARRIED, RECORDED ON THE 4TH DAY OF MAY, 1998 IN DEED BOOK 10913, PAGE 175, CORRECTED AT INSTRUMENT NO. 20020130-0012709, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 144; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1002 Matthews Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of July, 2013.

Amanda Williams McMahan

Bradley Lewis McMahan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Williams McMahan and Bradley Lewis McMahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903